

Courtesy Of Kelly L Nikolic Of Rimrock Real Estate

## \$209,900 - 201 12550 140 Avenue, Edmonton

MLS® #E4427572

**\$209,900**

2 Bedroom, 2.00 Bathroom, 848 sqft  
Condo / Townhouse on 0.00 Acres

Baranow, Edmonton, AB

Welcome to this beautifully appointed 2-bed 2-bath condo, offering the ideal blend of comfort, convenience, and style. Enjoy an open-concept living and dining area that flows seamlessly, perfect for entertaining friends or relaxing after a long day. Retreat to the primary suite featuring an ensuite bathroom, while the 2nd bedroom is perfect for guests or a home office. Benefit from the luxury of two well-appointed bathrooms, providing ample privacy and convenience for you and your guests. Plus a storage room right in the unit. The condo includes not 1, but 2 parking stalls—1 in a secure underground parkade for the colder months and another above ground. Just steps away from all essential amenities, including shops, restaurants, parks, and bus stations, making commuting a breeze. Embrace the convenience of urban living without sacrificing comfort. Whether you are a first-time buyer or looking to downsize, this condo offers the perfect opportunity to enjoy a sophisticated lifestyle in a desirable community.

Built in 2004

### Essential Information

MLS® #	E4427572
Price	\$209,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	848
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	201 12550 140 Avenue
Area	Edmonton
Subdivision	Baranow
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 6J4

### **Amenities**

Amenities	Detectors Smoke, Party Room, Vinyl Windows
Parking Spaces	2
Parking	Stall, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 26th, 2025
Days on Market	15
Zoning	Zone 27
Condo Fee	\$560

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 10th, 2025 at 1:17pm MDT